

EXHIBIT “L”

February 03, 2010

VIA FACSIMILE – (914) 381-2323

Mr. Victor Dedvukaj
Hoti Enterprises
8 Old Woods Drive
Harrison, New York 10528

**Re: 1865 Burnett Street
Brooklyn, New York 11229**

Dear Mr. Dedvukaj:

Based on the information you have supplied us with, enclosed please find a preliminary quote for a first lien mortgage on the above captioned property based on the following terms and conditions:

LOAN AMOUNT	\$15,000,000
RATE	5.5%
TERM	5 years with a 5 year option
AMORTIZATION	30 Years
MONTHLY PAYMENT	\$85,168
ANNUAL PAYMENT	\$1,022,016
PREPAYMENT PENALTY	5,4,3,2,1%
ESTIMATED FEES	
BANK FEE	None
APPRAISAL FEE	\$4,500
ENVIRONMENTAL/ENGINEERING	Required
BANK LEGAL FEE	\$15,000

Kindly review and advise. If you have any questions regarding this matter, please feel free to contact me.

Very truly yours,

Charles Grussgott